

CITY PLAN COMMISSION  
ARCHITECTURAL REVIEW BOARD MEETING

Monday, October 6, 2008 - 5:30 p.m.

**City of Clayton – 2<sup>nd</sup> Floor Council Chambers - 10 N. Bemiston Ave.**  
Clayton, Missouri 63105

For further information contact Catherine Powers at 290-8459

**City Plan Commission/Architectural Review Board**  
**A G E N D A**

**ROLL CALL**

**MINUTES** – Regular meetings of September 8<sup>th</sup> and 15<sup>th</sup>, 2008

**NEW BUSINESS**

**A. Revision to Previously Approved Site Plan – New Single Family Residence**  
**159 N. Bemiston Avenue**

Consideration of a request by Steven Gelber, owner, for a revision to the previously approved site plan to allow pop-up bubblers and rain barrels to be used for storm water mitigation.

**B. Conditional Use Permit – Second Unit – Single Family Residence**  
**31 W. Brentmoor Park**

Consideration of a request by Todd Siwak & Gianna Jacobson, owners, for a conditional use permit to allow the second story above the existing garage to be used as a second unit. Total square footage of the existing area is 600 square feet.

**C. Boundary Adjustment & Retaining Wall – Single Family Residence**  
**1 W. Walinca Walk**

**Boundary Adjustment**

Consideration of a request by Tim Graubert & Becky Parks, owners, for consideration of a boundary adjustment plat that will result in a 460 square foot increase in lot size from 4,854 square feet to 5,314 square feet.

**Architectural Review**

Consideration of a request by Tim Graubert & Becky Parks, owners, for review of the design and materials associated with the installation of a 7' in height modular block retaining wall to replace existing tie wall located in the front yard.

## ARCHITECTURAL REVIEW

### **NEW BUSINESS**

#### **A. Addition & Renovation to Single Family Residence 48 Hillvale**

Consideration of a request by Mainline Group Architecture, architect on behalf of Andrew & Iva Youkilis, owners, for review of the design and materials associated with the construction of a 2-story (including lower basement level), approximately 25' in height, 1,512 square foot brick & stone addition to include a new lower basement level garage at the rear of the existing 3,880 square foot structure, new stone retaining walls on the east side of the property and the replacement of a bay window with a new entry/exit door.

#### **B. Rooftop Antenna Installation – Commercial 950 Francis Place**

Consideration of a request by Cleartalk, contractor, for review of the installation of 3 antennas and screening material on the roof of the subject building.

### **CONCEPTUAL REVIEW**

#### **A. Special Development District (SDD) Project - Project Beacon 8300, 8400, 8500 Maryland Ave. & 61 Tipton Way**

Consideration of a request by USEC, LLC for conceptual review of a three phase, multi-year development on Maryland and Gay Avenues featuring three office structures, two parking structures, a retail component and three residential buildings. This project will be considered as a Special Development District (SDD).